

Supplement to the
Highland Municipal Code
Section 214.180: RD-Redevelopment District

FINAL
May 11, 2009



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§ 214.180.010 PURPOSE AND INTENT

This document is intended to be utilized in conjunction with the Highland Municipal Code, most current edition. The design standards outlined herein have been created to promote site development, buildings and structures which are compatible with the character of development or use allowed within the Redevelopment District of Highland.

Exemptions from these standards are as follows. The purpose of the exemptions is to minimize hardship to existing and minor new development that will not adversely impact the character of the redevelopment district. Exemptions do not relieve development from compliance with the Highland Municipal Code, and must still receive required approval(s) from the building and zoning departments.

- (1) Repair and maintenance to development that precedes the date of the adoption of these standards.
- (2) Renovations and/or remodeling to existing single family residential property.
- (3) Replacement of siding or roofing from existing single story commercial property, provided that the specific replacement materials are submitted to and approved by the Design Advisory Committee. Existing building materials must not be removed from the building until a replacement is approved. Property owners should consult the design standards in order to be compatible with surrounding development that is governed by the standards.

In order to carry out the purpose and provisions of these design standards, all development governed by these standards shall be subject to a Design Coordination Process, which results in findings along with recommendations to the Plan Commission by the Design Advisory Committee (DAC).

Design Advisory Committee

The purpose of the Design Advisory Committee (DAC) shall be to evaluate the proposed development for compliance with the Design Standards adopted by the Town of Highland, for the Redevelopment Area. In addition the purpose of the DAC will be to meet with an applicant at the beginning of a potential project to help reach compliance with the Design Standards. The DAC shall be comprised of individuals appointed by the Redevelopment Commission.

Design Coordination Process

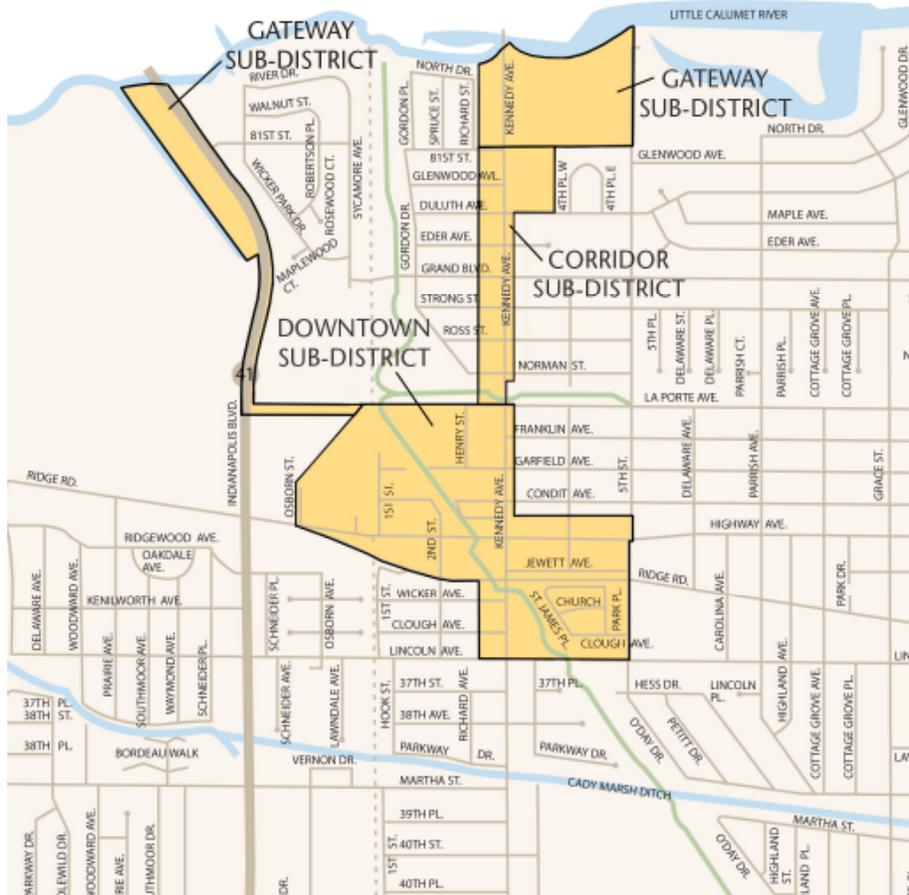
The following process is required for development in the Redevelopment Area defined herein:

- (1) The property owner/developer will meet with the Highland Building and Inspection Department and receive information on the code requirements for the Town and to determine whether or not the property is within the Redevelopment Area. If the property is within the Redevelopment Area, the owners/developer will meet with the Design Advisory Committee for a Pre-Development Conference.

- (2) The Pre-Development Conference will include Redevelopment Commission Staff and member(s) of the Design Advisory Committee. A check list shall be provided to the owner/developer to ensure that satisfactory information is provided to the DAC to communicate relevant details of the proposed project.
- (3) Once the check list and related submittals are completed by the owner/developer and returned to the Redevelopment Director, it will be forwarded to the Design Advisory Committee. The DAC will meet for an internal Study Session to determine whether or not the Design Standards will be met by the owner/developer based upon the information provided within the check list.
- (4) The DAC may ask for clarification on any item within the check list from the owner/developer or his/her architect and then it will submit their findings along with recommendations to the Plan Commission for action.

Zoning Classification

§ 214.180.020 HIGHLAND REDEVELOPMENT DISTRICT



Redevelopment District Locator Map

The boundaries of the Redevelopment District are continually updated by the Redevelopment Commission. The most recent legal description of the Redevelopment District is available on the Redevelopment Commission website.

LEGAL DESCRIPTION OF THE REDEVELOPMENT AREA 2008

- Commencing** with the intersection of Lincoln Avenue and the alley West of Kennedy Avenue;
- THENCE:** East along Lincoln Avenue to the intersection of Lincoln Avenue and Fifth Street;
- THENCE:** North along Fifth Street to the intersection of the alley North of Highway Avenue and Fifth Street;
- THENCE:** West along the alley North of Highway Avenue to the intersection of the alley North of Highway Avenue and the alley East of Kennedy Avenue;

THENCE: North along the alley East of Kennedy Avenue to the intersection of the alley East of Kennedy Avenue and the centerline of LaPorte Avenue;

THENCE: West along the centerline of LaPorte Avenue to the intersection of the centerline of LaPorte Avenue and the centerline of Kennedy Avenue;

THENCE: North along the centerline of Kennedy Avenue 150 feet;

THENCE: East along the North line of the NIPSCO Right-of-Way to the intersection of the North line of the NIPSCO Right-of-Way and the alley East of Kennedy Avenue;

THENCE: North along the alley East of Kennedy Avenue to the intersection of the alley East of Kennedy Avenue and the South Right-of-Way line of Duluth Avenue;

THENCE: East along the South Right-of-Way line of Duluth Avenue to the intersection of the South Right-of-Way line of Duluth Avenue to the alley that is East of Kennedy Avenue and West of West Fourth Place;

THENCE: North 714 feet, more or less, along the alley East of Kennedy Avenue and West of West Fourth Place;

THENCE: East along Eighty First Street, if extended, to Fifth Street;

THENCE: North 983 feet, more or less, to the Southern boundary of the Little Calumet River;

THENCE: West along the Southern boundary of the Little Calumet River to the intersection of the Southern boundary of the Little Calumet River and the alley West of Kennedy Avenue;

THENCE: South along the alley West of Kennedy Avenue to the intersection of the alley West of Kennedy Avenue and the North side of LaPorte Avenue;

THENCE: West along the North side of LaPorte Avenue, if extended, to the intersection of the North side of LaPorte Avenue and the East side of Indianapolis Boulevard;

THENCE: North along the East side of Indianapolis Boulevard 3575 feet, more or less, to the Southern boundary of the Little Calumet River;

THENCE: West 70 feet along the Little Calumet River across Indianapolis Boulevard;

THENCE: West an additional 200 feet, more or less, along the Southern boundary of the Little Calumet River;

THENCE: South 1700 feet, more or less;

THENCE: East 200 Feet, more or less, to the West side of Indianapolis Boulevard;

THENCE: South 1875 feet, more or less, along the West side of Indianapolis Boulevard to the intersection of the West side of Indianapolis Boulevard and the South side of LaPorte Avenue, if extended;

THENCE: East along the South side of LaPorte Avenue, if extended, to the intersection of the South side of LaPorte Avenue, if extended, to the West side of the Norfolk Southern Railroad Right-of-Way where it meets the NIPSCO Right-of-Way;

THENCE: Southwest along the NIPSCO Right-of-Way to the intersection of the NIPSCO Right-of-Way to the West side of Osborn Avenue;

THENCE: South along the West side of Osborn Avenue to the intersection of the West side of Osborn Avenue and the South side of Ridge Road;

THENCE: East along the South side of Ridge Road to the intersection of the South side of Ridge Road to the alley West of Kennedy Avenue;

THENCE: South along the alley West of Kennedy Avenue to the point of beginning at the intersection of the alley West of Kennedy Avenue and Lincoln Avenue.

In accordance with the Redevelopment Plan, the area has been divided into three Sub-Districts. The general boundaries of the sub-districts are listed below. The most recent legal descriptions of the Redevelopment Sub-Districts are available on the Redevelopment Commission website.

§ 214.180.021 GATEWAY SUB-DISTRICT

The Gateway Sub-District is generally defined as that area bounded on the South by 81st Street, on the West by and inclusive of the alley beyond Kennedy Avenue, on the North by the Town line, and on the East by and inclusive of the alley beyond Kennedy Avenue and by that area along the east and west side of Kennedy Avenue north of LaPorte Avenue if LaPorte Avenue was extended to Indianapolis Boulevard.

§ 214.180.022 CORRIDOR SUB-DISTRICT

The Corridor Sub-District is generally defined as that area bounded on the South by La Porte Avenue, on the West by and inclusive of the alley beyond Kennedy Avenue, on the North by 81st Street and on the East by and inclusive of the alley beyond Kennedy Avenue.

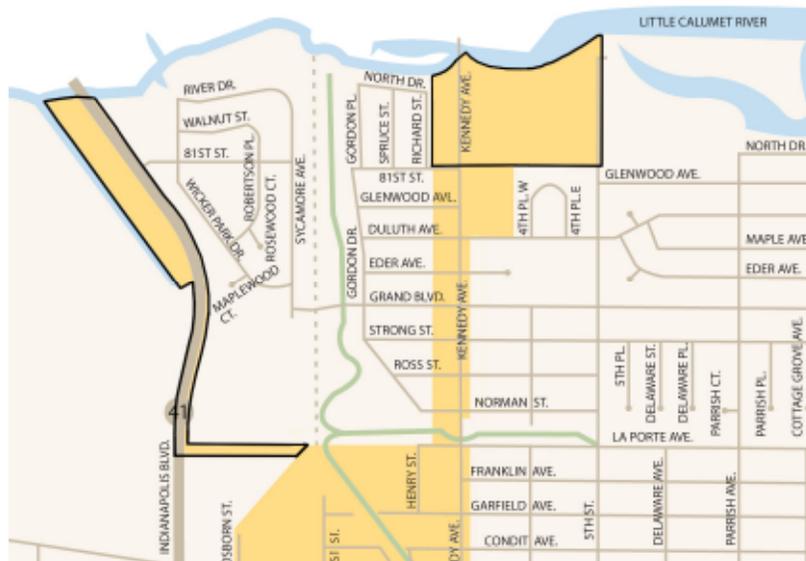
§ 214.180.023 DOWNTOWN SUB-DISTRICT

The Downtown Sub-District is generally defined as that area bounded on the South by Lincoln Avenue, on the West by Osborne Street, on the north by La Porte Avenue and on the East by Fifth Street/Main Square Park.

Gateway Sub-District

§ 214.180.030 PURPOSE

The purpose of this subchapter is to establish a district designed to accommodate local and regional developments of Office, Hospitality, Entertainment, and Educational uses with Residential uses along the Riverfront west of Kennedy Avenue. The gateway is intended to develop an identity for the area that is representative of the Highland Community. The goal is to generate regionally scaled development, promote buildings with architectural distinction, and encourage environmental sustainability. Streetscapes and Promenades will include tree-lined walks and parkways, landscaped zones that buffer pedestrian traffic from higher speed vehicular traffic and paths that connect the Town to the Riverfront.



Gateway Sub-District Locator Map

§ 214.180.031 LIMITATIONS OF USE

Permitted uses in the Gateway Sub-District are subject to the following additional general limitations:

- (A) Dwelling units are not permitted below the second floor except along the Riverfront west of Kennedy Avenue.
- (B) All other permitted uses are allowed on all floors, provided, however, that no commercial, hospitality, institutional, office or educational use shall be above a residential use.
- (C) All permitted uses in this district shall be conducted in completely enclosed buildings, except for off-street parking and loading. The storage of materials or goods outside of a completely enclosed building is not permitted. Outdoor sales of retail items may be sold in compliance with §214.111(C). Outdoor dining is exempt from §214.111(C)(5).
- (D) The alignment of floor-to-floor heights of abutting buildings is encouraged to allow for shared use of elevators.

§ 214.180.032 PERMITTED USES

The following listed uses are permitted uses in the Gateway Sub-District.

- (A) Hospitality
 - (1) Hotels
 - (2) Motels
 - (3) Restaurants
 - (4) Sports, Entertainment, or Recreational Uses
- (B) Professional Office
 - (1) Medical Office (Multi-story)
 - (2) Technical/Professional Offices
 - (3) Customer Service Centers
 - (4) Other Mixed Professional Uses
- (C) Educational Facilities
 - (1) College or Preparatory Schools
- (D) Parking Structure as described in 214.180.122.
- (E) Residential Uses: (1) Permitted on all floors above the first floor. (2) Permitted on the first floor west of Kennedy Avenue where not fronting Kennedy Avenue.



§ 214.180.033 USE VARIANCES

In the Gateway Sub-District, Use Variances may be allowed in accordance with the limiting conditions and procedures as set forth in § 214.319.



§ 214.180.034 PROPERTY DEVELOPMENT STANDARDS

- (A) Maximum lot coverage. The maximum building coverage in the Gateway Sub-District is ninety-five (95) percent.
- (B) Minimum size of dwelling unit. The minimum square footage per dwelling unit in the Gateway Sub-District is:
 - (1) One bedroom – 1,000 square feet
 - (2) Two bedroom – 1,200 square feet
 - (3) Three bedroom – 1,350 square feet
 - (4) Four bedroom – 1,500 square feet

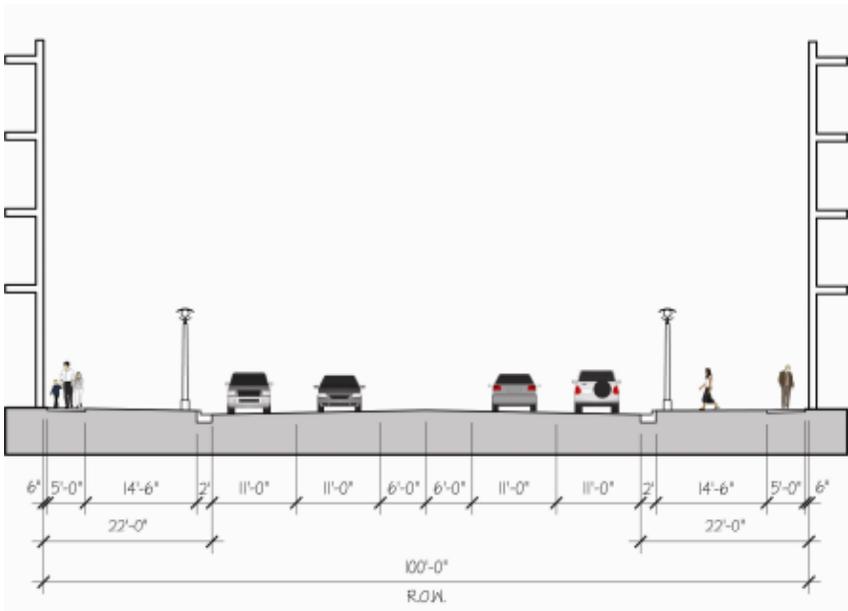


- (C) Yards:
 - (1) Right of Way (R.O.W.) is 100 feet. Setbacks are measured from the right of way.

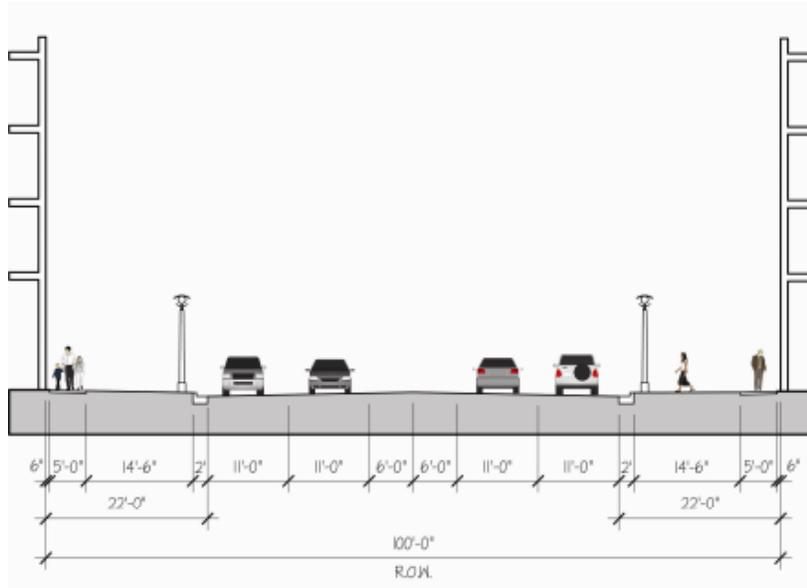
- (2) Front Yard:
 - (a) Minimum: In the Gateway Sub-District the minimum front yard is zero (0) feet.
 - (b) Maximum: In the Gateway Sub-District there is no maximum front yard setback. If a building setback is provided, a minimum of fifty (50) percent of the space between the property line and the face of building shall include hardscape elements.
- (3) Minimum Side Yard: In the Gateway Sub-District the minimum side yard is zero (0) feet.
- (4) Minimum Rear Yard: In the Gateway Sub-District the minimum rear yard is zero (0) feet.



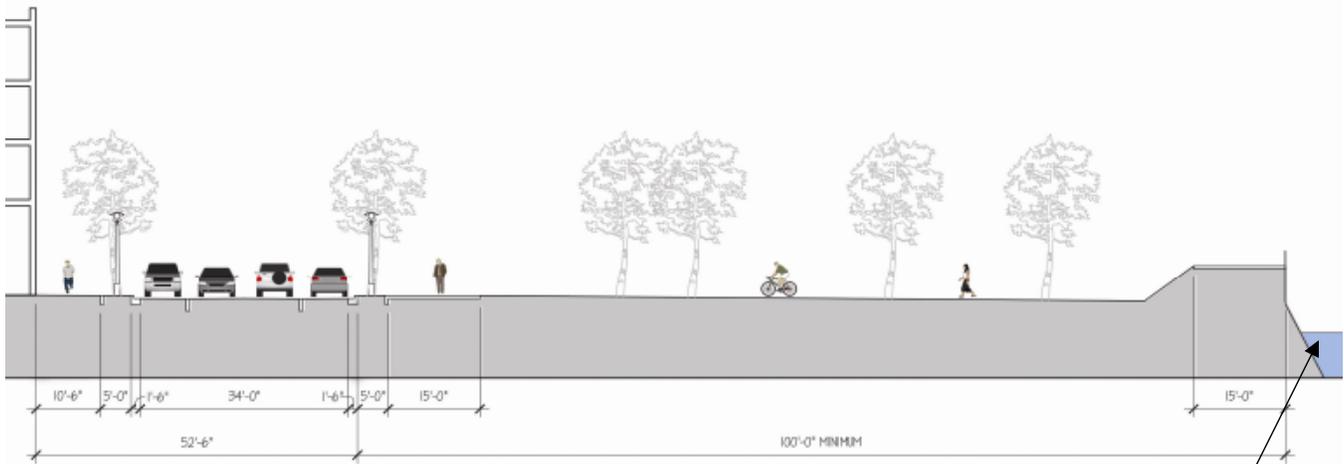
- (D) Building Width: The minimum building width in the Gateway Sub-District is forty (40) feet.
- (E) Building Height: The minimum building height in the Gateway Sub-District is twenty-five (25) feet.



Kennedy Avenue Street Section
(2007 Road Construction Project)

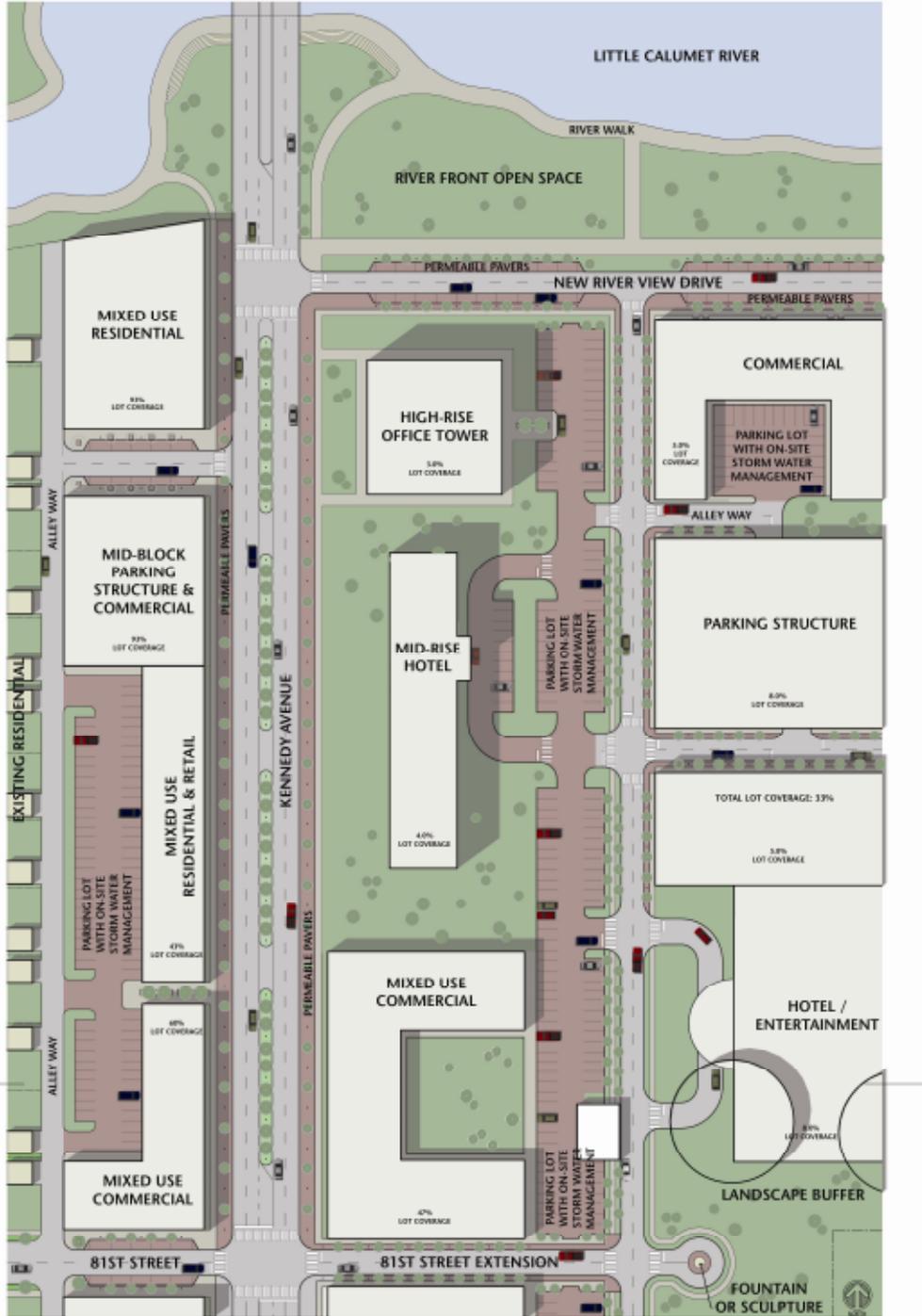


Kennedy Avenue Street Section
(Potential Future Development)



Riverfront Promenade Section
(Potential Future Development)

Little Calumet River



(Potential Future Development – For Information Only)